



Deed

This Indenture, made the 26TH day of DECEMBER 2013

Between

This Document Recorded
12/27/2013 State RTT 121 00
12 33PM Local RTT 364 00
Doc Code D Commissioner of Records, City of Philadelphia

Doc Id: 52735036
Receipt #: 1323502
Rec Fee 230 00

Donald Spradly (executor of estate for deceased Parthena Johnson and hereinafter called the Grantor), of the one part,

And

Orin Clybourn (hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of \$3,500 lawful money of the United States of America, unto her /him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, as sole owner.

Street Address: **1824 Frankford Ave., Philadelphia, PA**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE on the Westerly side of Frankford Avenue (late Frankford road) at the distance of Two hundred fourteen feet Northwardly from the Northerly side of Montgomery Avenue, in the Nineteenth Ward of the City of Philadelphia.

Thence extending Westwardly at right angles with Frankford Avenue along ground now or late of John Pearson seventy-four feet, **THENCE** extending Northwardly parallel with Frankford Avenue Three feet, **THENCE** extending Westwardly with Blair (formerly Warder) Street Forty-six feet to the Easterly line of Blair Street: **THENCE** extending Northwardly along same Fifteen feet, **THENCE** extending Eastwardly along ground granted or intended to have been granted to Solomon Wagner and Joseph P. Cobb on Ground Rent at right angles

with Frankford Avenue and THENCE extending Southwardly along same Eighteen feet to the pace of beginning.

KNOWN as premises No. 1824 Frankford Avenue.

BEING the same premises which by indenture bearing date the Sixth day of February A.D., 1947, and recorded in the Office for Recording of Deeds in and for the County of Philadelphia, in Deed Book C.P.J., No. 150, Page 572 granted and conveyed to the said Henry T. Heron Jr., single man. **BEING** the same premises by indenture bearing date the Fourteenth day of May A.D., 1975, granted and conveyed to the said Parthena Johnson.

Together with all and singular the buildings _____, _____ improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right title, interest, property, claim and demand whatsoever of the said grantors, in law, equity, or otherwise howsoever, of, in, said to the same and every part thereof.

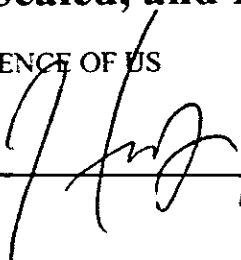
To have and to hold the said lot or piece of ground described above, with the building and improvements thereon erected, _____ hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, His Heirs _____ and Assigns, to and for the only proper use and behoof of the said Grantee, His Heirs _____ and assigns, forever.

And the said Grantor, themselves and their heirs, Executors and Administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, His Heirs _____ and Assigns, the said Grantor, and their Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, and His Heirs and Assigns, against, them, the said Grantors, and their Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any of them, Shall and Will WARRANT and forever DEFEND.

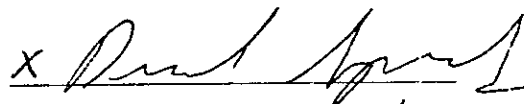
As Witness Whereof, the said parties of the first part to these presents have hereinto set their hand and seal Dated the day and year first above written.

Signed, Sealed, and Delivered

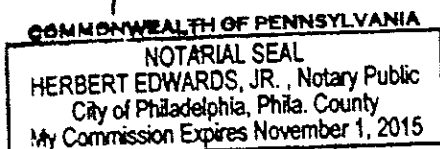
IN THE PRESENCE OF US



Notary

x 

Donald Spradly (executor)



Commonwealth of Pennsylvania

County of Philadelphia

On this the 26th day of DECEMBER, 2013, before me, a Notary public

For

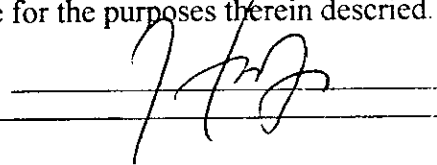
The Commonwealth of Pennsylvania, residing in the County of Philadelphia

The undersigned officer,

Personally appeared DONALD SPRADLY (executor of Parthena Johnson's estate)

Known to me (Satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein described.

I hereunto set my hand and official seal.



DEED

Donald Spradly (executor of
Parthena Johnson's estate)

TO

Orin Clybourn

Premises:

1824 Frankford Ave.
Philadelphia, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HERBERT EDWARDS, JR., Notary Public
City of Philadelphia, Phila. County
My Commission Expires November 1, 2015

The address of the above
named

Grantee is

4631 Wayne Ave

Of the City of Philadelphia

Philadelphia, Pa 19144



PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

DOC. ID

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/s not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT — All inquiries may be directed to the following person:

NAME <u>Orin Clybourn</u>	TELEPHONE NUMBER: AREA CODE ()
STREET ADDRESS <u>4631 Wayne Ave</u>	CITY <u>Phila</u>
STATE <u>PA</u>	ZIP CODE <u>19144</u>

B. TRANSFER DATA

GRANTOR (S) / LESSOR (S) <u>Donald Spradly</u>	DATE OF ACCEPTANCE OF DOCUMENT: <u>Orin Clybourn</u>
STREET ADDRESS <u>1824 Frankford Ave.</u>	STREET ADDRESS <u>4631 Wayne Ave.</u>
CITY <u>Phila</u>	CITY <u>Phila</u>
STATE <u>PA</u>	STATE <u>PA</u>
ZIP CODE <u>19125</u>	ZIP CODE <u>19144</u>

C. PROPERTY LOCATION

STREET ADDRESS <u>1824 Frankford Ave.</u>	CITY, TOWNSHIP, BOROUGH <u>Phila</u>
COUNTY <u>Phila</u>	SCHOOL DISTRICT <u>Phila</u>
TAX PARCEL NUMBER	

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION <u>3500</u>	2. OTHER CONSIDERATION <u>+ 0</u>	3. TOTAL CONSIDERATION <u>= 3500</u>
4. COUNTY ASSESSED VALUE <u>3712</u>	5. COMMON LEVEL RATIO FACTOR <u>x 3.25</u>	6. FAIR MARKET VALUE <u>= 12,138.24</u>

E. EXEMPTION DATA

1A. PERCENTAGE OF EXEMPTION	1B. PERCENTAGE OF INTEREST CONVEYED
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2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (NAME OF DECEDENT) _____ (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____.
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____. Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY <u>Orin Clybourn</u>	DATE <u>12-27-13</u>
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LETTERS OF ADMINISTRATION — CUM TESTAMENTS ANNEX

REGISTER'S OFFICE
PHILADELPHIA COUNTY, PA

N^o W4428-2007



ESTATE OF Parthena I. Johnson
AKA: Parthena Johnson

Social Security No. 201-18-5121

WHEREAS, Parthena I. Johnson
late of 2222 W. Huntingdon Street, Philadelphia, PA 19132
died on the 24th day of March, 92
and

WHEREAS, the grant of letters of administration is required for the administration of his estate.

THEREFORE, I, RONALD R. DONATUCCI, Register for the Probate of Wills and Grant of Letters Testamentary and of Administration, in and for the County of Philadelphia, in the Commonwealth of Pennsylvania, hereby certify that I have granted Letters of Administration c.t.a.

to Donald Spradly
who has duly qualified as Administrator c.t.a. of the estate
of the above named decedent and has agreed to administer the estate according to law, all of which fully
appear of record in the Office of the Register of Wills of Philadelphia County, Pennsylvania.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of my office, at
Philadelphia, the 10th day of October, 2007.


Deputy Register